

THE OLD HOUSE

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Land & Estate Agents
Property Consultants



The Country Property Specialists
www.smithandpartners.co.uk



THE OLD HOUSE

(Formerly the Vicarage for Edwalton Holy Rood Church)

An interesting historic detached five double bedroom period house, situated in Edwalton village, understood to be one of the original seven houses of the village, offering a family home of appreciable character in extensive level well managed gardens which afford a high degree of privacy, convenient for West Bridgford amenities and schooling.

The Old House has been a much-loved long-term home for the present owners, and it is easy to understand why; the surrounding gardens are especially well suited to a young family and within the property itself there is enough space for a relaxed lifestyle, and the useful range of outbuildings adjoining the garage would make an excellent home working arrangement.

EDWALTON

Edwalton is a prime residential area on the southeastern edge of the Nottingham conurbation close to extensive amenities and high-grade schooling across the age spectrum in West Bridgford, with a popular primary school in Edwalton itself, and having direct access into Nottingham centre and the University Campus/Queens Medical Centre.

The main retail centres of Nottingham and Leicester are readily accessible from the village - equally so the M1 motorway and East Midlands International Airport some ten miles to the southwest are within convenient reach.

Whilst there has been much new development around Edwalton over recent years the original village, where the Old House can be found, remains largely unchanged and offers a relaxed, leafy environment just a few minutes from the busy street scene of Central Avenue in West Bridgford and Nottingham City centre.

PRICE GUIDE: £930,000



SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

GROUND FLOOR

Garden Hall - *formal entrance*

Balustraded staircase rising to first floor landing. Traditional fielded hardwood entrance door with sealed unit double glazed window. Canadian Red Cherry glazed door leading to the dining room.

Cloakroom/WC - *fully tiled*

Fitted wash hand basin and low flush wc set to a fielded oak cabinet enclosure incorporating useful storage space, having an illuminated polished oak pelmet rail above. Ladder towel rail. Sealed unit double glazed window. Original door to cellar. Canadian Red Cherry fielded door leading to the hall.

Basement Cellarage

Main Sitting Room 4.45m x 4.45m (14'6" x 14'6")

Having exposed faux ceiling timbers. Sealed unit double glazed shallow bay window and two ornamental original sealed unit double glazed picture windows. Working open fireplace having a brick surround, studded oak overmantel and a slated hearth. Fitted wide unit, with glass cabinet, closed cupboards, drawers and shelving. Canadian Red Cherry glazed doorway leading to the hall.

Dining Room 4.45m x 3.95m (14'6" x 13'0")

Exposed faux ceiling timbers. Shallow sealed unit double glazed bay window. Period fireplace - exposed brick interior, tiled hearth and fitted gas stove. Canadian Red Cherry glazed door leading to the snug.

Snug/Study 4.45m x 2.00m (14'6" x 6'6")

Heavy exposed original oak ceiling timbers. Sealed unit double glazed French doors connecting to west facing front garden. Recessed shelving and storage cupboard. Sealed unit double-glazed window having a deep, seated windowsill overlooking the east back courtyard. Fielded Canadian Red cherry glazed door leading to Kitchen.

Large Country Kitchen

5.75m x 4.45m (18'9" x 14'6")

A high grade kitchen originally installed by Shortland Crafts of Nottingham offering an extensive range of cabinet quality units in a main 'U' shaped formation extending to a solid oak dining fitted table complemented by Corian countertops. Integrated appliances comprise a Gaggenau four ring gas hob, Gaggenau oven/grill, integrated Miele dishwasher, Resin bonded 1.5 bowl sink unit. Heavy exposed original oak ceiling timbers. Terracotta flooring. Further range of matching perimeter cabinets comprising a built-in dresser unit with two window seats. French door and sealed unit double glazed bay window overlooking the side garden. Fielded Canadian Red Cherry glazed door leading to rear porch.

Outer/Rear Porch

Exposed period stone wall section. Glazed doorway connecting to rear garden courtyard.

Utility Room

Single drainer stainless steel sink unit. Plumbing for automatic washing machine, tumble dryer vent and space for tumble dryer. Useful base and wall storage. Terracotta flooring. Exposed period stone wall section. Fielded Canadian Red Cherry glazed door from kitchen.

Amdega Conservatory/Garden Room

4.60m x 3.80m (15'0" x 12'6")

A classically designed conservatory with a terracotta floor matching the connecting kitchen. Sealed unit double glazed windows sections complemented by two sets of French doors connecting to the garden. Fielded Canadian Red Cherry glazed door from kitchen.



FIRST FLOOR

Landing

A long landing passageway on two levels alighted from a single flight balustraded staircase which rises in turn to a further flight of stairs leading to the second floor.

Bedroom One 4.45m x 4.45m (14'6" x 14'6")

Range of built in mirror fronted wardrobes, cupboards and drawer chests. Two sealed unit double glazed windows. Fielded Canadian Red Cherry door.

En Suite Shower Room - Fully Tiled

Fitted corner shower, Aqualisa power shower installation with curved glass enclosure, marble topped vanity unit - oval Villeroy Boch wash basin and a low flush wc with concealed cistern. Ladder towel rail. Fielded Canadian Red Cherry door.

Bedroom Two 3.80m x 3.30m (12'6" x 10'9")

Range of fitted wooden bedroom furniture - two double wardrobes with central dressing table and drawer unit. Replacement sealed unit double glazed window. Fielded Canadian Red Cherry door.

A step down from the upper landing leads down to:

Lower Outer Landing

Useful enclosed shelved storage closet, with fielded Canadian Red Cherry door. Sealed unit double glazed replacement window. Heavy oak exposed period crossbeam.

House Bathroom - fully tiled

Fitted panelled bath, corner shower, thermostatically controlled shower installation - curved glass enclosure, Villeroy Boch wash basin, low flush wc with concealed cistern and a useful range of built in storage drawers and an under-sink cupboard. Enclosed airing cupboard/boiler cupboard housing a Worcester Bosch gas fired boiler unit serving domestic hot water and central heating. Ladder towel rail. Fielded Canadian Red Cherry door.

Bedroom Three

5.75m x 4.45m (18'9" x 14'6")

Range of built in light oak wardrobes configured in an L shaped formation incorporating a mirror backed dressing table and drawer fixture. A desk with draw unit and filing cabinet. Two sealed unit replacement windows. Range of built in oak display/book shelving. Fielded Canadian Red Cherry door.

SECOND FLOOR

Landing

Sealed unit double glazed replacement window.

Separate WC with Wash Handbasin

Wall mounted wash basin and a low flush wc. Translucent replacement sealed unit dormer double glazed window. Fielded Canadian Red Cherry door.

Bedroom Four

4.45m x 4.45m (14'6" x 14'6")

maximum dimensions

reduced ceiling height

Two gable end sealed unit replacement double glazed windows. Built in eaves storage/wardrobes, shelving and low-level shelved storage. Fielded Canadian Red Cherry door.

Bedroom Five

4.45m x 3.85m (14'6" x 12'6")

reduced ceiling height

Two end storage/wardrobe closets. Sealed unit double glazed replacement dormer window. Two exposed original roof purlins. Fielded Canadian Red Cherry door.



USEFUL RANGE OF GARDEN OUTBUILDINGS AND GARAGE

There is a good range of outbuildings complementing the principal accommodation of the main house comprising a large garden workshop described below.

Garden Workshop

Offering useful dry storage. Light and power facility. Fitted shelving. Translucent window onto fruit and vegetable garden and glazed window onto courtyard.

Cloakroom/WC

WC with wash handbasin. Translucent window onto courtyard.

Side Lobby

Pantry

Fitted shelving, light and power facility. Window onto fruit and vegetable garden.

Connecting doorway from the workshop to:

Garden Office/Second Storeroom

Having a side window and French doorway connecting to the garden courtyard.

A brick paved drive and extensive secure car standing with turning space, accessed through separate pedestrian and vehicle, keypad secured, electric farm gates. Pedestrian access through a wrought iron gateway to courtyard.

Large Garage

It is understood the garage was once a village bakery when The Old House served as a farm during the evolution of Edwalton as a village settlement.

Large Sheltered Garden

A particular feature of the sale is the extensive level garden protected by mature hedgerow screening which affords a high degree of privacy.

Sheltered Rear Courtyard

Expansive Level Lawns

Relieved by mature hedging and a rhododendron thicket on the western boundary.



GENERAL INFORMATION

(FLOORPLANS FOR IDENTIFICATION PURPOSES – NOT TO SCALE)

SERVICES

All mains' services are available. Gas central heating circulating to radiators.

Please note that none of the mains service connections, appliance installations or appliances have been tested by the selling agents, and no warranties are given or implied.

Available Broadband

Standard 14 Mbps Superfast 80 Mbps

Available Mobile Coverage (based on calls indoors)

O2 - ✓ Vodafone - ● EE - ✓ Three - ●

✓ = Likely ● = Limited ✗ = Poor

LOCAL AUTHORITY

Council Tax Band G

Rushcliffe Borough Council
Civic Centre, Pavilion Road, West Bridgford
Nottingham NG2 5FE
www.rushcliffe.gov.uk
0115 981 9911

VIEWING ARRANGEMENTS

If you are interested in The Old House and would like to arrange a viewing, please contact us on 01636 815544

www.smithandpartners.co.uk

Agents Note

We understand that the original dovecote comprised within The Old House is classified as a monument record (M3381) by Nottingham County Council. Reference is made to the stone walls of the manorial dovecote being incorporated into the house which was once a Vicarage.

Historic Footnote...

A local historian once researched the history of the building in an unofficial capacity and determined that The Old House is one of the original houses within the settlement of Edwalton. A copy of this document in handwritten form is available for interested parties.



TENURE

Freehold with vacant possession upon legal completion.

Environmental Considerations – Flooding

This Government supplied information informs the flood risk of the land around the property, not the building itself. The risk of flooding is identified as very low for rivers and sea and very low for surface water. <https://check-long-term-flood-risk.service.gov.uk/postcode>

We understand the property has not flooded in the last 5 years.

SPECIALISING IN THE SALE OF COUNTRY PROPERTIES

REGIONAL PLAN

A copy of the EPC can be viewed at
<https://www.epcregister.com/searchReport.html>
 Ref No: 7734-0425-5300-0481-8222

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LOCATION PLAN

NOT TO SCALE – FOR IDENTIFICATION PURPOSES ONLY



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